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Historic Preservation

through
Urban
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Rosalind Pollan


Historic Preservation through Urban Renewal

- . . . *how urban renewal works*
- . . . *two areas of emphasis*
- . . . *broad requirements*
- . . . *preservation and renewal in action*

URBAN RENEWAL ADMINISTRATION • HOUSING AND HOME FINANCE AGENCY • WASHINGTON 25, D.C.
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Strawbery Banke, Inc., Portsmouth, N.H.; Historic Bethlehem, Inc., Bethlehem, Pa.; Old Philadelphia Development Corporation, Philadelphia, Pa.; San Francisco Conservation Committee, San Francisco, Calif.; Providence Preservation Society, Providence, R.I.



THIS PUBLICATION, through actual examples, shows the role that urban renewal can play in preserving the historic heritage of our cities. These examples demonstrate the diversity of opportunities and possibilities in joint renewal-preservation projects and how communities can work with the Urban Renewal Administration in preserving that which is worthy and capable of being saved.

Through urban renewal action, historic structures can have a new chance to survive—to be enjoyed in a setting that is suitable and harmonious. Located in the oldest sections of our cities, these structures have often been overwhelmed by environments of decay and deterioration. How many times have you heard it said, “Too bad about the lovely old so-and-so building; it’s in one of our worst slum areas”?

In his State of the Union address in January 1962, President Kennedy said, “We are all trustees for the American People, custodians of the American heritage.” ■



... how urban renewal works



FIRST of all, here are some key points on what urban renewal is and how it works.¹

Urban renewal is a local program, bolstered by Federal financial assistance. Although the Federal Government makes grant payments to cover up to $\frac{2}{3}$ or $\frac{3}{4}$ of the net cost of an urban renewal project, this is a Federal-aid program which must be *locally initiated, locally administered, and locally planned and carried out*. The Federal program was developed to eliminate slums and blight, as well as the causes of slums and blight. It includes (1) rehabilitation and conservation of structures and neighborhoods that can be saved and (2) clearance and redevelopment of problem areas needing more drastic treatment. Projects may involve a combination of these renewal activities.

Federal funds may be advanced or loaned for activities such as

- ... planning and administering the project
- ... acquiring land and demolishing structures which are blighted or which interfere with carrying out

the approved plan for renewal
... putting in site improvements in the project area

These activities could be used to support historic preservation in a variety of ways. For example, project plans could be developed to enhance the setting of historic structures. Deteriorated structures and incompatible land uses exerting a blighting influence could be removed from the project area. New uses of project land could be proposed which would fit in with and complement the areas to be preserved. Project site improvements could include better approaches—by car or on foot—to a historic area; development of local parks and playgrounds; grading and essential landscaping in connection with other eligible project improvements; installation of publicly owned street lighting and utility systems.

Under urban renewal legislation, however, Federal funds cannot be used to restore historic structures. Actual restoration must be undertaken through some State or local public agency or private group.² ■

¹ For detailed information on the urban renewal program, see *Fact Sheet—The Urban Renewal Program*, available at no charge from the Urban Renewal Administration, Washington 25, D.C., or from any Housing and Home Finance Agency Regional Office (see listing page 28).

² The National Trust for Historic Preservation (815 Seventeenth Street, N.W., Washington 6, D.C.) has materials available for individuals and groups interested in initiating historic preservation programs.





... two areas of emphasis



TWO major areas of emphasis in urban renewal today provide a favorable climate for historic preservation. One is emphasis on *rehabilitation and conservation* wherever this is feasible; the other, emphasis on *good design*. The Urban Renewal Administration's determination that renewal activities move in these directions provides two strong pegs to which projects involving restoration can be tied.

Our housing resources are far too valuable to be destroyed—if they can be rescued in time before blight goes too far, and can be successfully rehabilitated. Major legislation enacted in 1961 was aimed at providing new tools for this kind of rescue work—better financing for property improvement, new possibilities in rehabilitation demonstrations. The Federal Housing Administration, for example, provides a variety of programs for mortgage insurance for rehabilitating existing homes.

To show how rehabilitation and conservation can be tied to restoration, here is a quotation from a recent Urban Renewal Administration publication on how to be successful in selecting areas suitable for this kind of urban renewal treatment:

Look for vitality . . . the essential quality . . . that can tip the balance between success or failure in conservation projects . . . [Does the area have character, one of the qualities that can provide vitality?] Character . . . is a loose-knit term used here to describe the general feeling an area conveys of being a pleasant or an undesirable place to live. It is not linked to rigid rules on physical factors such as age of structures, the width of streets and the number of people per acre. It is the

total effect of appearance and atmosphere. It may be attributable to:

- Pleasant openness or well-organized closeness.*
- Enough variety in building placement and types to lend interest.*
- Architectural design of good proportion and line. . . .*

This kind of character and charm often mellows and improves with age. If you find it, capitalize on it. This quality has been an essential ingredient in case after case when, against heavy odds, an older area has retained its vitality through the years or has been able to make a successful comeback.³

Enough variety to lend interest, good proportion and line in architecture—these are some of the characteristics that mark many older areas and older buildings as possibilities for achieving *good design* in renewal. Though there can be difficulties in designing around and in harmony with existing structures, the rewards in careful blending of old and new far outweigh the problems.

Well-organized closeness is another quality that gives older areas potential for good design in line with contemporary needs. Older areas were usually built to more of a human scale, rather than in the automobile age pattern of urban sprawl. Close-in location and short distances to the corner store, the school, the park, and buslines make them likely candidates for restoration and renewal as a central city refuge for the tired commuter ■

³ *Urban Renewal Administration; Technical Guide 3—Selecting Areas for Conservation. Available for 15 cents from Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.*





... broad requirements



HISTORIC preservation is a real interest and concern of the Urban Renewal Administration. It is URA's intent that its policies and activities shall give all possible support to preservation. However, some words of caution are in order. Before preservation and renewal can work together as a part of an urban renewal project, the area of the project and the plans proposed for it must meet certain broad legislative and administrative requirements:

1. The area, through structural and environmental deficiencies, must have deteriorated to the point that it is eligible for renewal treatment—to the point that public action is necessary to restore it to sound condition.
2. The area must be capable of responding to the type of renewal treatment proposed. Renewal activities must be able to remove

blighting factors and effect enough change to preclude future decline.

3. Project plans must be built on a sound economic base. Both preservation and new construction must be related to uses of land and structures which are responsive to economic demands.
4. Project plans must be in line with broad local objectives, including those set forth in the comprehensive community plan.

Finally, no urban renewal project—certainly none involving the more specialized process of preservation—has any chance of success without strong local leadership. The initiative must come from the locality. The decisions that are made are local decisions. Participation by the Urban Renewal Administration is that of making sure that these decisions fit the framework within which the program must operate ■

*. . . preservation
and renewal
in action*

Here are some examples of how historic structures and sites are being retained and preserved through urban renewal. They cover a range of possibilities—from developing an entire project built around preservation to planning for individual structures to be retained and fitted in with new construction. ■



The Daniel Bailey House, one of the few Greek Revival houses in Portsmouth, built about 1820.

PORTSMOUTH, NEW HAMPSHIRE

ONE of the best examples of local leadership in action is what has happened in Portsmouth, New Hampshire's Strawberry Banke (Marcy-Washington Street) Project. Here one of the community's most badly blighted areas had originally been a lovely, sedate neighborhood where sea captains, shipbuilders, and merchants had fashionable homes near the water. At least 12 buildings in this 9½-acre area being proposed for urban renewal could be classed as historical treasures.

Unfortunately, New Hampshire law required that every building in a renewal project be demolished. Armed with their concern that this part of Portsmouth's heritage should not be lost, local citizens formed a corporation to restore Strawberry Banke in 1958, and by 1959 they had succeeded in getting the State law changed to permit restoration and re-

newal to work hand in hand. The land and buildings in the project area will be acquired by the local renewal agency. In accordance with Federal law, the agency will arrange for relocation of the families to be displaced and will also handle the demolition of some 60 structures to be removed and the construction of basic site improvements. Strawberry Banke, Inc., will then buy the land and remaining buildings from the local renewal agency, and proceed to redevelop the area according to plan.

An architectural firm experienced in restoration activities has been retained by Strawberry Banke, Inc., to develop a detailed site plan for the area. Studies are now being made for final determination of structures to be retained. Those most significant, historically and architecturally, will be completely restored and furnished for exhibition. Other less outstanding

structures will be retained and rehabilitated for supplementary uses, such as administrative facilities and craft shops. A limited number of dwellings will also be rehabilitated and leased to individual families.

The project area will be divided into two principal sub-areas. That portion of the site on which many existing structures are to remain will be planned to re-create the once fashionable residential area. The portion from which most of the structures will be cleared is to be utilized for relocating historic structures that will be moved into the project area from other parts of the community. The colonial home of Daniel Webster and the remains of the original State House are planned to be relocated here and restored ■

For additional information, write the local renewal agency: Portsmouth Housing Authority, 25 Vaughn Street, Portsmouth, New Hampshire.



The Aldrich Memorial, formerly the Nutter House, built in 1780 and immortalized by Author Thomas Bailey Aldrich

The famous Pitt Tavern, built in 1766, host to Washington, Lafayette, and Louis Philippe, later king of France.

... In the Deacon Penhallow house, built in 1750 or earlier, the Penny Shop, patronized by John Paul Jones, will be in business again.

MOBILE, ALABAMA

ANOTHER good example of how the renewal-preservation partnership can work is Mobile's East Church Street Project. Six blocks of the project have been set aside as a special historic area. This area, in a setting of fine old live oaks, presently contains ten buildings built prior to 1860, three of which were marked by the Historic American Buildings Survey in 1939. Historically and architecturally valuable structures will be retained; and the local renewal agency plans to use cleared portions of this six-block area to relocate valuable buildings from other sections of the community which would otherwise be demolished for highway clearance or other reasons. The Urban Renewal Plan calls for the development of a spacious esthetically attractive area centered on a park-mall approach to the new municipal auditorium.

No building can be erected, placed, or altered in the Historic Area or in the nearby General Business Area until the building design and site development have been approved by an Architectural Committee. Committee membership will include the Chairman of the local renewal agency, the Chairman of the Planning Commission, the President of the local or State Chapter of the American Institute of Architects, and the President of Mobile's Allied Arts Council. The President of the Historic Preservation Society serves as Adviser to the Committee.

With emphasis on civic, tourist, and very light types of business uses, this historic district will be a specialty area forming a "bridge" between the central business district and the auditorium area. Two of the old buildings have been in commercial use for some time and a third

has been restored as Mobile's Junior League headquarters. Well kept and in character with the area, these buildings are excluded from acquisition. Use of a fourth building, a fire station built in 1858, as a museum housing some of the city's old fire equipment is being considered. Numerous inquiries have been made concerning the use by professional and social societies of other buildings in the area.

Since the Urban Renewal Plan was adopted, the city governing body has adopted an ordinance establishing historic districts in this and other areas and creating the Mobile Historic Development Commission and an Architectural Review Board to promote and protect historic interests and values ■

For additional information, write the local renewal agency: Executive Director, Mobile Housing Board, P.O. Box 1345, Mobile, Alabama.



The Waring "Texas" House, erected before 1846, served as separate living quarters for the young men of the family.



The Chandler House, built shortly after 1852, serves as headquarters for the Junior League and other civic groups.



The Hamilton House, built in 1859.

Project Area Land Use Plan



Old Phoenix Fire Station, built in 1858



MONTEREY, CALIFORNIA

URBAN renewal in Monterey, California, is also taking advantage of the opportunity to preserve and enhance an historic area. Like Mobile's historic area, Monterey's Custom House Project will create a specialty area adjacent to the central business district. The Urban Renewal Plan states:

Because . . . certain old buildings are a priceless link with the past in which not only the State's Constitution, but many of its tastes, customs and habits were formed, and because these old structures influenced by their setting are of great architectural merit and . . . character indigenous to this region, it is an objective of the Plan to provide for [their preservation].

As an important tourist attraction, this historic renewal should strengthen the economy of the city. Enjoyment and appreciation of the sites and handsome old buildings have long been precluded by the heavy traffic in the area. The plan

proposes that the area will be returned to the pedestrian by closing the old streets to vehicles. This will make possible a program of restoration of historic *sites* as well as buildings. The plan provides that the design of new structures in the project area shall be "honest expressions of today's culture" but constructed of materials and built to a size and scale that will be compatible with and not overpower existing historical structures.

As an example of how carefully objectives are spelled out in Monterey's Urban Renewal Plan, here is a quotation from the section on sign controls:

In approving signs, the [local renewal] Agency shall determine that the proposed sign is visually attractive, in good taste . . . and that it adds to the sense of gaiety or liveliness—especially at night ■

For additional information, write the local renewal agency: Monterey Urban Renewal Agency, P.O. Box 1271, Monterey, California



. . . Pacific House, built in 1835 as a hotel and saloon; now a State Historical Monument.



. . . The Customs House, its central portion was erected by Spain in 1814; expanded by Mexico in 1823 and by the United States in 1846.

. . . The first building in California to be used as a theater. The first performance was presented in 1847.



Project Area Land Use Plan



BETHLEHEM, PENNSYLVANIA

BETHLEHEM'S Monocacy Creek Project has been planned to fit in with local efforts to save a rich heritage of early Moravian buildings which exemplify that sect's skilled craftsmanship and concept of community life. The local renewal agency and its consultants have worked closely with Historic Bethlehem, Inc., to delineate the historic area of the project, to determine what was to be saved, and to develop final plans. A publication prepared by Historic Bethlehem, Inc., describes joint renewal-preservation activities in the project area as follows:

The proposed use of certain acreage within the Monocacy Creek Urban Renewal Area for park and historic restoration provides an opportunity to reclaim a number of pre-revolutionary sites and buildings . . . and to recapture through them an important segment of American history.

Notable structures still identifiable in the area are the Waterworks (first successful mechanical water system in America), the

Tannery, the Grist and Fulling Mill, the Pottery, and the foundations and sites of the Oil Mill, the Blacksmith, Nailsmith and Locksmith Shops, the Slaughterhouse, the Dye House, the Springhouse and the First House of Bethlehem.

In all, twenty buildings are recoverable in this nine acre tract [of the project]. . . . This integrated landscape of log and stone structures with connecting waterways and pathways is an area dramatically visible from elevated roadways on all sides. In the heart of Bethlehem, it is at once an outdoor history museum and an easily accessible recreational and educational facility for the entire community.

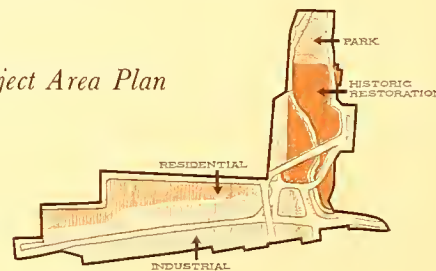
Key sites in the historic area were being used for scrap and automobile junkyards. The most deteriorated residences in the project were also in this area. These blighting influences are being removed and conditions that lead to flooding, the greatest cause of deterioration, will be corrected. Area development will include improvements of

grounds, as well as the provision of parking and service areas, and walks and bridges necessary for use by the public visiting in the historic area.

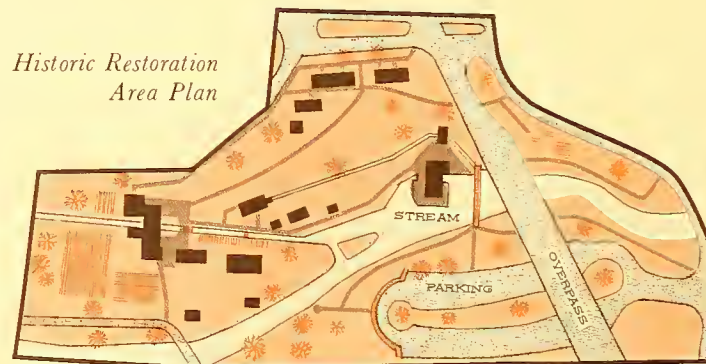
Historic Bethlehem, Inc., has filed with the local renewal agency a statement of its intent to buy and restore the historic area. Because of economic limitations, a stage-by-stage redevelopment plan has been prepared that will provide for alternate land use (such as recreational use) in certain portions of the area until they are acquired for restoration ■

For additional information, write the local renewal agency: Bethlehem Redevelopment Authority, Spring and Franklin Streets, Bethlehem, Pennsylvania

Project Area Plan



Historic Restoration Area Plan



. . . The Single Brethren's House, built in 1748. A hospital for the Continental Army during the Revolutionary War, it has been used for educational purposes since 1814.

. . . The Waterworks Building was completed in 1762 as a part of the first successful mechanical waterworks system in America.



PHILADELPHIA, PENNSYLVANIA

PHILADELPHIA'S Society Hill (Washington Square East) Project represents renewal and restoration that successfully blends the old with the new. The area rests in a setting of great historical significance. It is bounded by national monuments and interspersed with structures which should be preserved for their historic and architectural merit. Dilapidated and obsolete as a whole, the area is now being renewed to meet the demands of 20th century urban living. It is planned to provide a residential neighborhood of high quality and lasting value close in to the center of the city. It preserves and utilizes structures of historic and architectural interest—one of which is the famous Head House. Structures to be rehabilitated are ac-

quired by the local renewal agency for rehabilitation by private purchasers, except where present owners exercise an option to enter into an agreement to meet project standards for improvement.

Modern traffic and parking needs will be provided for in a way that will halt the deteriorating effect of heavy traffic, yet not destroy the old city character. The Urban Renewal Plan retains as many of the old streets and houses as possible. Recent project reports show that approximately 75 percent of the residential structures will be either retained as is or retained and rehabilitated. One example of the blending of old and new is the Dock Street section. Areas for high-rise apartments are grouped, related to the scale of the expressway, and

located to take advantage of the river view. New town houses will be in scale with the older structures. In the old-house areas where both rehabilitation and new construction will occur, a mixture of apartment conversion, new small apartment buildings, and single-family houses will maintain the natural diversity of older urban neighborhoods.

Just north of the Society Hill Area is the Independence Mall urban renewal project. Here, where the National Park Service has handled restoration of the historic area, urban renewal will take care of the clearance of incompatible structures and uses around it ■

For additional information, write the local renewal agency: Philadelphia Redevelopment Authority, 211 S. Broad Street, Philadelphia 7, Pennsylvania



Dramatic before and "after" rehabilitation results.



*Dock Street Section
of the Project*



-  EXISTING HOUSES
-  NEW TOWN HOUSES
-  TOWER APARTMENT

NEW HAVEN, CONNECTICUT

AS emphasized before, the Urban Renewal Administration has great interest in the rehabilitation and conservation of older areas with character and identity that should be saved; areas with strength and vitality enough to respond to this type of treatment. Wooster Square in New Haven is a good example of this kind of area. Historically one of the city's best residential districts, it somehow did not get swallowed up by expanding commercial areas. It suffered some damaging blows, but remained a cohesive area, focused on the green space of Wooster Square and the school and community center.

Renewal action has cleared out bad spots and concentrated on helping property owners to rehabilitate their homes.

Out of 450 housing units west of the expressway (the major residential portion of the project), 400 will be left standing and are scheduled for rehabilitation over a four- to five-year period. Project area development will include improvements in streets and utilities, off-street parking, and school and community facilities.

Wooster Square is an area of comfortable homes, many of them fine examples of architecture of earlier days. Special attention is being given to preservation of good design and style. Each property owner is provided with free technical (including architectural) advice from the local renewal agency not only on how to bring his home up to code standards, but also on how to make it more attrac-

tive and in harmony with others in the block. Perspective drawings of each block are prepared and, where appropriate, color perspectives of individual properties are done for the owners. These drawings and publications, such as one on exterior design, emphasize maintaining the original appearance of the fine old houses that add richness and variety to neighborhood character ■

For additional information, write the local renewal agency: New Haven Redevelopment Agency, 177 Church Street, New Haven 10, Connecticut



... Sketches such as these were prepared so that owners could visualize how good design could be preserved and enhanced.



... An example of restoration which followed the architectural ideas set forth in the middle sketch below.



An area of comfortable tenets, many of them fine examples of architecture of earlier days.



- BUILDINGS TO REMAIN
- NEW CONSTRUCTION
- ① SCHOOL-COMMUNITY CENTER
- ② INDUSTRIAL DISTRICT
- ③ COMMERCIAL PARK

LITTLE ROCK, ARKANSAS

THE Central Little Rock Urban Renewal Project includes the entire central business district and the surrounding residential area—the original platted city. In the planning of the project, a technical advisory committee was formed to act as consultants in the selection of historically significant areas and structures which should be recognized as worthy of preservation. The committee selected a 54-acre area called Quapaw Quarter, containing the majority of historic homes and structures to be retained and rehabilitated. A report on the project states:

This is an area of historic significance containing many architecturally important structures covering more than one hundred years of the city's history. Quapaw Quarter is a proposal for establishing an historic area to restore and preserve the significant character of this residential area.



The Terry Mansion, built in 1840



A house-to-house survey is being made, based on criteria developed by the technical advisory committee, to determine both the history and the condition of structures. Structures which should be restored will be certified, appropriately marked, and identified by plaques provided by the State Historical Society. Emphasis will be placed on the creation of a prestige residential district which will also be a tourist attraction and a vital link with the early history of the city and State.

The Little Rock renewal agency as a part of its activities will clear the area of blighting influences and provide improved community facilities. Apartment developments are proposed to the south and east as protection from commercial encroachment ■

For additional information, write the local renewal agency: Little Rock Housing Authority, 121 East Second Street, Little Rock, Arkansas



Trapnall Hall, built about 1848, is being restored by the Junior League.

Constructed in 1873, now converted to apartments, this residence served twice as the Governor's Mansion for the State of Arkansas.

YORK, PENNSYLVANIA

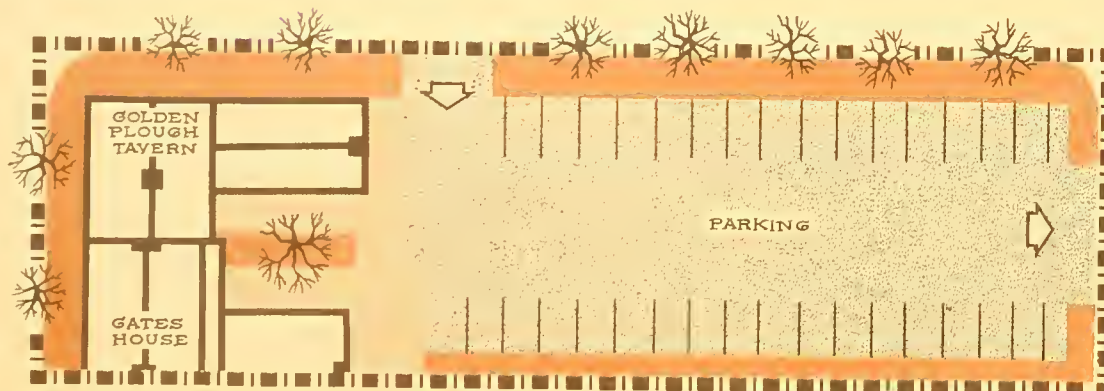
THE smallest urban renewal project in the country is the 4/10 of an acre Gates House Project in York, Pennsylvania. Purpose of the project was to remove all of the 12 buildings on the parcel except the two pre-Revolutionary buildings—the Gates House, used as headquarters for General Horatio Gates, and Golden Plough Tavern, where Washington and Lafayette were entertained.

Title to the land and remaining buildings has been conveyed to the city. A committee of the Junior League of York initiated the organization of a nonprofit corporation, Historic York County, financed through voluntary donations, which has leased the project site from the city and has undertaken restoration. Restoration work on Gates House and Golden Plough Tavern began in September 1961, and is scheduled to be completed in 1963. The remaining land is being developed as a park-like parking area for visitors ■

For additional information, write the local renewal agency: York Redevelopment Authority, 32 West King Street, York, Pennsylvania



Project Area Plan



SAN FRANCISCO, CALIFORNIA

WESTERN Addition Area Two Project in San Francisco includes a large number of Victorian structures—so rich with the flavor and color of the city around 1880 to 1900. The San Francisco Conservation Committee, with representatives of historical, architectural, and cultural groups, was formed to advise the local renewal agency on the quality of structures in the Area so that these values can be considered when decisions are made on which buildings should be conserved.

The Conservation Committee appointed two subcommittees to survey the area—the Historical and Cultural Subcommittee and the Architectural and Visual Subcommittee. The reports of both groups have been approved by the full Committee and are now being used by the redevelopment agency in its planning studies.

The Architectural and Visual Subcommittee provided the agency with a map showing areas and elements of particular interest. Its report provides an excellent basis for planning:

Although few [of the buildings in the area] are of top quality, either as regards present condition or architecture, taken as a group they constitute an extremely valuable resource for the rehabilitation of the area. Properly integrated with new construction, they can provide a time dimension which an all-new redevelopment painfully lacks, their rich detail can provide a kind of visual interest that it is virtually impossible to provide in new construction, and it is to be hoped that their rehabilitation will be less costly than new construction.

Thanks to the fact that few of the buildings are of outstanding merit, while many

are interesting, the flexibility afforded the planner in picking which to save is considerable, and it should be possible to achieve a blend of old and new that will enhance both. If we can thus escape the drab results of sweeping the slate clean, it will be a happy day for the city.

The Conservation Committee has provided the redevelopment agency with a classic opportunity. Project planners are now armed with a wealth of information covering every colorful structure and landmark; yet, since few have outstanding architectural or historic significance, there will be ample room for adjustments in developing planning solutions ■

For additional information, write the local renewal agency: San Francisco Redevelopment Agency, 525 Golden Gate Avenue, San Francisco 2, California



... Examples of Victorian structures identified as having values to be considered for conservation.

WASHINGTON, D.C.

PRESERVATION opportunities also include those in which individual structures in a project area can be saved and fitted in with plans for redevelopment. For example, in Washington's Southwest Project "C," where local officials determined that clearance and redevelopment were necessary, four historic structures deserved to be retained and restored. Two of them will be rehabilitated for apartments; another will become a community center; and Wheat Row, the first speculative row houses in Washington, will live again as the elegant town houses they once were ■

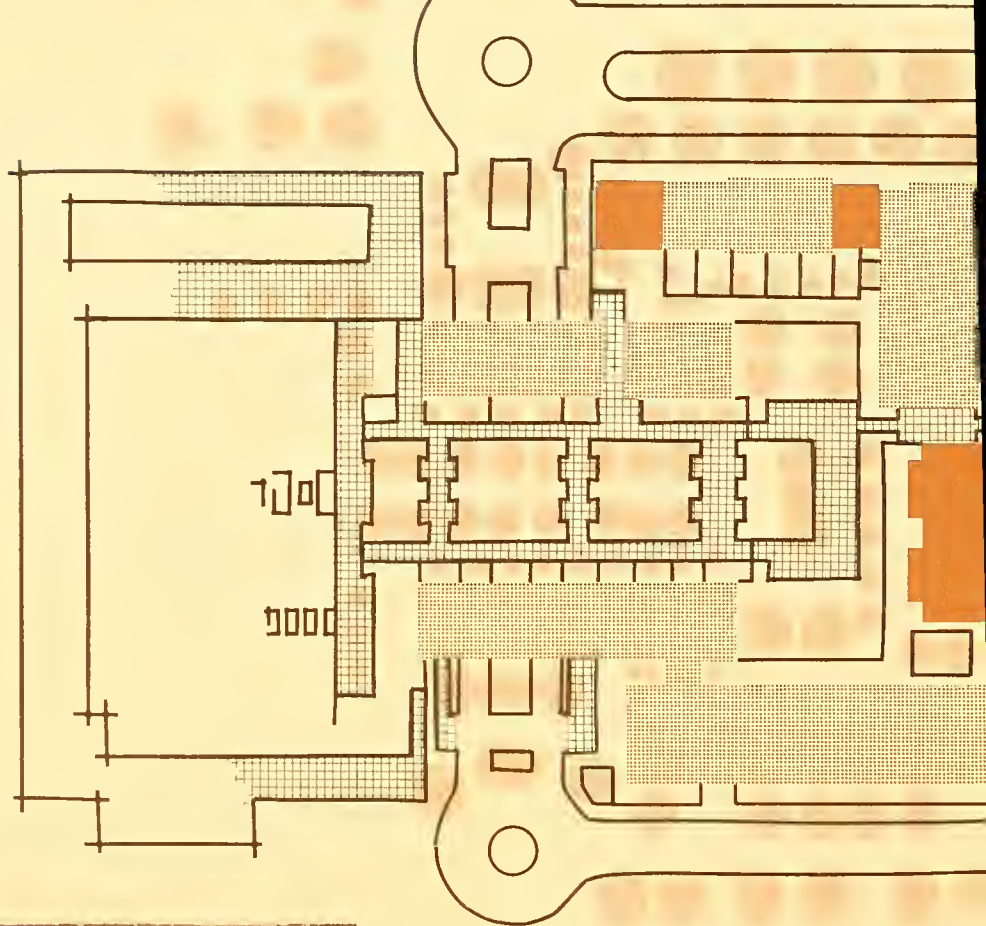
For additional information, write the local renewal agency: District of Columbia Redevelopment Land Agency, 919 Eighteenth Street, N.W., Washington 6, D.C.



The Washington-Lafayette House, built in 1890



The Lane House, built in 1794.



Harbour Square Section of the Project

HISTORIC STRUCTURES
TO BE RETAINED



HOUSES TO BE
CONSTRUCTED



NORFOLK, VIRGINIA

NORFOLK'S Downtown Project is giving the historic city-owned Myers House a new setting. In several stages the city has spent some \$250,000 on its restoration; but before renewal in the area, this house was boxed in, virtually smothered, by intensive commercial development. With land now made available, its grounds have been expanded and formal gardens are being developed. An adjacent street will become a pedestrian mall and the Myers House Museum, together with an historic church and a former boys' academy, will form the nucleus for a new development of two-story structures—a colonial complex in the heart of the central business district. Also, as a part of this project, the local renewal agency has been working with the congregation of St. Paul's Church—the only building to survive the burning

of Norfolk in 1776—to plan environmental improvements. The old City Courthouse, built in 1850, is to be renovated to serve as the Douglas MacArthur Memorial. With slums cleared from around St. Mary's Church, built in 1858, this handsome structure again has the visual impact to dominate the city's southeastern sector.

Another historic house and church in this same project area, now abandoned relics, have been fenced in and boarded up by the local renewal agency for protection from vandalism. They can be saved, if local leadership and funds can be found for their restoration ■

For additional information, write the local renewal agency: Norfolk Redevelopment and Housing Authority, P.O. Box 968, Norfolk 1, Virginia



First a city hall, then a courthouse; soon to be the MacArthur Memorial.

The Myers House, built in 1792, was deeded to the City in 1951 with many of the original furnishings.



A former boys' academy, built around 1840; now the Juvenile Court Building.



SAN JUAN, PUERTO RICO

THE Urban Renewal Administration has approved an application for preparation of a General Neighborhood Renewal Plan for a 235-acre area in San Juan. This area includes the walled city of Old San Juan, dating back to the 16th century and containing many fine structures of architectural and historic value. Emphasis in this portion of the renewal area will be on preservation. Restoration through local activities is already well underway. The Puerto Rico Institute of Culture now exercises architectural controls in the area and furnishes technical assistance. Special tax relief is provided when restoration activities meet established standards. This will continue; and through urban renewal project activities some of the Island's worst slums which now menace Old San Juan will be cleared away ■

For additional information, write the local renewal agency: Puerto Rico Urban Renewal and Housing Corporation, P.O. Box 397, Rio Piedras, Puerto Rico



Restoration is now fully completed.



Restoration in progress, the inner court of an old convent which has been carefully restored as a modern hotel.

THUS far the role of urban renewal in historic preservation has been discussed only as it operates through regular project activities. There are three other phases of renewal activities which can also assist in historic preservation. Examples include:

- . . . The College Hill Demonstration Project in Providence, Rhode Island, which developed methods and techniques useful to other communities.
- . . . The recognition of historic and architectural values as a part of comprehensive planning activities under the Urban Planning Assistance Program in Wilmington, North Carolina.
- . . . The new opportunities provided through the "Open-Space Land" provisions of the Housing Act of 1961 ■

PROVIDENCE, RHODE ISLAND

THROUGH the Urban Renewal Demonstration Grant Program, the Urban Renewal Administration provided ⅔ of the cost of the College Hill Demonstration Project for Providence, completed in 1959. College Hill, an historic area with many fine examples of early American architecture, was plagued with the blight and deterioration characteristic of the older sections of so many of our cities. The demonstration developed a system of rating historic architecture, techniques for integrating areas of historic architecture into redevelopment plans, a master plan for the growth of College Hill with special attention to historic areas, and a comprehensive method of historic area preservation. Methods used in other communities were reviewed and combined with new ideas developed during the study. In 1960, the Providence City Plan Commission received the American Institute of Architects' "Citation of an Organization" for the study as an outstanding contribution to the field.

College Hill 1961,⁴ a local report on the progress that followed the study, cites many significant accomplishments.

- . . . A coordinating committee which represents a cross section of the community was organized when the study was underway and is at work.
- . . . A part of the historic area of College Hill has been incorporated in a renewal project. Since 60 percent of the structures seem salvageable, rehabilitation is planned as the major renewal treatment.

- . . . A State enabling act for Historic Area Zoning was enacted in 1959 and the following year the Providence City Council passed the Historic District Zoning Ordinance.
- . . . The Preservation Society was given the task of developing a tourist trail along College Hill's major historic street.
- . . . Municipal government activities following study recommendations include code enforcement, historic zoning enforcement, the urban renewal program, and traffic and parking control.
- . . . The Preservation Society has assumed a large part of the responsibility for publicity, education, and information including: encouragement of private investment; provision of a series of public lectures on the architecture of the area, guided tours, biennial street festivals, information services and consultant services to homeowners seeking advice on restoration.

The progress report states:

During the past four years about thirty pre-1840 houses have been bought . . . for restoration. People . . . realized that the neighborhood would not be renewed if only one house at a time was restored. Therefore, some have joined forces and finances to restore more than one, and a major in-road has been made into blighted areas on the Hill ■

For additional information, write the local renewal agency: Providence Redevelopment Agency, 410 Howard Building, Providence 3, Rhode Island

⁴ Available from the City Plan Commission, City Hall, Providence 3, R.I.

A row of historic homes along Benefit Street which is being developed as a tourist trail.



... Examples of private restoration activities under way.



- HISTORIC DISTRICT
- EAST SIDE RENEWAL PROJECT
- COLLEGE HILL STUDY AREA

WILMINGTON, NORTH CAROLINA

UNDER the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, the Urban Renewal Administration makes grants to assist the financing of sound planning for orderly growth and development of urban areas. With the assistance of a Federal grant to the North Carolina state planning agency, Wilmington is preparing base maps, conducting a land use survey, preparing a population and economic study, and developing a Land Use Plan.

It was evident to planners and local officials that the distinctive character and charm of the older sections of the community must be taken into consideration in the process of planning for future land use. Here was a dimension in time, beauty, and civic design that required special treatment beyond regular practices for analyzing land use and planning future development. A study of Wilmington's historic area was undertaken and a report was prepared to provide the basis for planning decisions that would preserve and enhance these qualities.

Local architects and historians worked with the planners on the study, participating in the research and field survey conducted on 137 structures. They used the survey techniques developed in the College Hill Demonstration in Providence. Each building was scored according to its

historic value, architectural worth, importance to the neighborhood, structural condition, and condition of surrounding buildings in the neighborhood. Thirty-five structures were found to have sufficient value to be recognized for preservation.

Since the area contains some of the original brick streets, rows of large trees, and many of the homes in the area are of dignified character, the report proposes the organization of a Historical Area, not only to preserve significant houses but "to protect the general character and to develop it for public viewing and financial stability." An amendment to the zoning ordinance establishing an historic district is recommended as one means of protection. The report points out the need for additional State enabling legislation to empower local governments to play a stronger role in preservation—to acquire structures about to be demolished, and to grant tax exemptions in certain cases. It stresses preservation as a cooperative effort of individual property owners, local government, and community organizations. ■

For additional information, write the Planning Board, City of Wilmington, or the Division of Community Planning, State Department of Conservation and Development, Raleigh, North Carolina



Built in 1771 by the Colony Treasurer, this house was used as Lord Cornwallis' headquarters in 1781.



The Bellamy House, built in 1859; a handsome example of Roman Revival Architecture.



The Latimer House, built in 1851; early Victorian architecture reflecting the influence of the Italian Renaissance.



The Dudley-Sprunt House, built in 1836 by the first Governor of North Carolina to be elected by the people.

OPEN-SPACE LAND PROVISIONS

THE Housing Act of 1961 brought out another possibility for aid in preservation. The Urban Renewal Administration administers the "Open-Space Land" provisions of the Act. Fifty million dollars has been authorized in Federal grants to help States and local public bodies reserve undeveloped land in urban areas for park, recreation, scenic, historic, or other specific uses which will keep the land open. The grants can be as much as 20 percent of the price paid for such land; or 30 percent in the case of a public agency carrying on a program of acquiring and administering open-space land for an entire urban area or carrying on such a program for all or substantially all of the area in conjunction with other public bodies.

The grants may be used only to purchase land which is undeveloped or predominantly undeveloped. They may be used to purchase open land adjacent to historic structures to preserve the beauty and value of the buildings. Several communities have already inquired about using this provision of the law for such a purpose. In the case of historic sites, the usual 10-acre minimum size limitation may be modified if it can be shown that a smaller tract of historic significance provides substantial open-space benefits to the community.

The grant to assist in the purchase of open-space land for the Northern Virginia Regional Park Authority, announced in June 1962, will include 450 acres adjacent to Bull Run Regional Park and near the Manassas National Battlefield Park. Reservation of the land will help to preserve this historic area in its natural state ■

For additional information on the Open-Space Land Program, write the appropriate HHFA Regional Office; see listing on page 28.

Urban Renewal Administration
Department of Housing and Urban Development
Washington, D.C. 20540
For information on the Open-Space Land Program, write the appropriate HHFA Regional Office; see listing on page 28.

For information on the Open-Space Land Program, write the appropriate HHFA Regional Office; see listing on page 28.



REGIONAL OFFICES—HOUSING AND HOME FINANCE AGENCY

Requests for information on the urban renewal programs described in this booklet should be directed to the Regional Director of Urban Renewal at the appropriate Regional Office of the Housing and Home Finance Agency listed below.

REGION I: 346 Broadway, New York 13, New York (Maine, New Hampshire, Vermont, Massachusetts, Connecticut, Rhode Island, New York)

REGION II: 1004 Widener Building, Chestnut and Juniper Streets, Philadelphia 7, Pennsylvania (Pennsylvania, New Jersey, Maryland, Delaware, District of Columbia, West Virginia, Virginia)

REGION III: 645 Peachtree—Seventh Building, Atlanta 23, Georgia (Kentucky, Tennessee, North Carolina, South Carolina, Georgia, Alabama, Mississippi, Florida)

REGION IV: 360 North Michigan Avenue, Chicago 1, Illinois (Michigan, Ohio, Indiana, Illinois, Wisconsin, Iowa, Minnesota, North Dakota, South Dakota, Nebraska)

REGION V: Federal Center, 300 West Vickery Boulevard, Fort Worth 4, Texas (Kansas, Missouri, Arkansas, Louisiana, Oklahoma, Texas, Colorado, New Mexico)

REGION VI: 989 Market Street, San Francisco 3, California (Washington, Oregon, California, Idaho, Nevada, Arizona, Utah, Montana, Wyoming, Alaska, Hawaii, Guam)

REGION VII: 1608 Ponce De Leon Avenue, P.O. Box 9093, 4th Floor, Garratton Building, Santurce 17, Puerto Rico (Puerto Rico and the Virgin Islands)

For addresses of local renewal agencies, consult local public libraries or governing bodies.

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Historic American Buildings Survey

Department of Interior

National Park Service

